

011.A

0001

0412.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

331,000 / 331,000

USE VALUE:

331,000 / 331,000

ASSESSED:

331,000 / 331,000


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City  |
|----|--------|------------------------|
| 60 |        | PLEASANT ST, ARLINGTON |

## OWNERSHIP

Unit #: 412

Owner 1: BRENTWOOD REALTY PARTNERS LL

Owner 2:

Owner 3:

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 716 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | % | Item    | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z          | R6   | APTS LOW    |   | water   |      |             |
| o          |      |             |   | Sewer   |      |             |
| n          |      |             |   | Electri |      |             |
| Census:    |      |             |   | Exempt  |      |             |
| Flood Haz: |      |             |   |         |      |             |
| D          |      |             |   | Topo    |      |             |
| s          |      |             |   | Street  |      |             |
| t          |      |             |   | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102      | Condo       |          | 0           | Sq. Ft.            | Site      |           |           | 0          | 0.         | 0.00 | 6031  |             |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 102      | 0.000     | 331,000        |            |            | 331,000     |                   | 149360    |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | Insp Date |
|          |           |                |            |            |             |                   | 10/11/17  |

|            |   |              |
|------------|---|--------------|
| Total Card | / | Total Parcel |
| 331,000    | / | 331,000      |
| 331,000    | / | 331,000      |
| 331,000    | / | 331,000      |
| 331,000    | / | 331,000      |

USER DEFINED

Prior Id # 1: 149360

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

mmcmakin

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

| PREVIOUS ASSESSMENT |     |     |            |           |           |            |             | Parcel ID             | 011.A-0001-0412.0 |      |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|-----------------------|-------------------|------|
| Tax Yr              | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value         | Notes             | Date |
| 2022                | 102 | FV  | 331,000    | 0         | .         | .          | 331,000     | Year end              | 12/23/2021        |      |
| 2021                | 102 | FV  | 326,400    | 0         | .         | .          | 326,400     | Year End Roll         | 12/10/2020        |      |
| 2020                | 102 | FV  | 317,200    | 0         | .         | .          | 317,200     | 317,200 Year End Roll | 12/18/2019        |      |
| 2019                | 102 | FV  | 268,000    | 0         | .         | .          | 268,000     | 268,000 Year End Roll | 1/3/2019          |      |
| 2018                | 102 | FV  | 221,900    | 0         | .         | .          | 221,900     | 221,900 Year End Roll | 12/20/2017        |      |
| 2017                | 102 | FV  | 206,500    | 0         | .         | .          | 206,500     | 206,500 Year End Roll | 1/3/2017          |      |
| 2016                | 102 | FV  | 206,500    | 0         | .         | .          | 206,500     | 206,500 Year End      | 1/4/2016          |      |
| 2015                | 102 | FV  | 186,400    | 0         | .         | .          | 186,400     | 186,400 Year End Roll | 12/11/2014        |      |

| SALES INFORMATION |           |      |          |           |            |    |     | TAX DISTRICT |       |            | PAT ACCT. |     |         |
|-------------------|-----------|------|----------|-----------|------------|----|-----|--------------|-------|------------|-----------|-----|---------|
| Grantor           | Legal Ref | Type | Date     | Sale Code | Sale Price | V  | Tst | Verif        | Notes | Date       | Result    | By  | Name    |
| CARR DAVID W/EX   | 61727-307 |      | 5/2/2013 | Mult Lots | 12,465,000 | No | No  |              |       | 10/11/2017 | Measured  | DGM | D Mann  |
| WILFERT DAVID P   | 61727-298 |      | 5/2/2013 | Mult Lots | 99         | No | No  |              |       | 5/6/2000   |           | 197 | PATRIOT |
|                   | 18071-350 |      | 4/1/1987 |           |            | No | No  | N            |       |            |           |     |         |

| BUILDING PERMITS |        |         |        |     |            |          |            |         |            |          |     | ACTIVITY INFORMATION |  |  |  |  |  |
|------------------|--------|---------|--------|-----|------------|----------|------------|---------|------------|----------|-----|----------------------|--|--|--|--|--|
| Date             | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date       | Result   | By  | Name                 |  |  |  |  |  |
|                  |        |         |        |     |            |          |            |         | 10/11/2017 | Measured | DGM | D Mann               |  |  |  |  |  |
|                  |        |         |        |     |            |          |            |         | 5/6/2000   |          | 197 | PATRIOT              |  |  |  |  |  |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

|   |                 |   |     |                         |                 |      |     |                                       |            |     |     |                      |        |          |            |            |              |
|---|-----------------|---|-----|-------------------------|-----------------|------|-----|---------------------------------------|------------|-----|-----|----------------------|--------|----------|------------|------------|--------------|
| <b>EXTERIOR INFORMATION</b>                                     |                 |   |     | <b>BATH FEATURES</b>    |                 |      |     | <b>COMMENTS</b>                       |            |     |     | <b>SKETCH</b>        |        |          |            |            |              |
| Type: 7   | - Condo Garden  |   |     | Full Bath: 1            | Rating: Average |      |     | Building Number 1.                    |            |     |     |                      |        |          |            |            |              |
| Sty Ht: 5   | - 5 Story       |   |     | A Bath: 1               | Rating:         |      |     |                                       |            |     |     |                      |        |          |            |            |              |
| (Liv) Units: 1  | Total: 1        |   |     | 3/4 Bath: 1             | Rating:         |      |     |                                       |            |     |     |                      |        |          |            |            |              |
| Foundation: 1   | - Concrete      |   |     | A 3QBth: 1              | Rating:         |      |     |                                       |            |     |     |                      |        |          |            |            |              |
| Frame: 2  | - Steel         |   |     | 1/2 Bath: 1             | Rating:         |      |     |                                       |            |     |     |                      |        |          |            |            |              |
| Prime Wall: 8   | - Brick Veneer  |   |     | A HBth: 1               | Rating:         |      |     |                                       |            |     |     |                      |        |          |            |            |              |
| Sec Wall: 1   | %               |   |     | OthrFix: 1              | Rating:         |      |     |                                       |            |     |     |                      |        |          |            |            |              |
| Roof Struct: 4  | - Flat          |   |     | <b>OTHER FEATURES</b>   |                 |      |     |                                       |            |     |     |                      |        |          |            |            |              |
| Roof Cover: 4   | - Tar & Gravel  |   |     | Kits: 1                 | Rating: Average |      |     | 1st Res Grid Desc: Line 1 # Units 1   |            |     |     |                      |        |          |            |            |              |
| Color: BRICK  |                 |   |     | A Kits: 1               | Rating:         |      |     | Level FY LR DR D K FR RR BR FB HB L O |            |     |     |                      |        |          |            |            |              |
| View / Desir: N   | - NONE          |   |     | Frl: 1                  | Rating:         |      |     | Other                                 |            |     |     |                      |        |          |            |            |              |
| <b>GENERAL INFORMATION</b>                                      |                 |   |     | WSFlue: 1               | Rating:         |      |     | Upper                                 |            |     |     |                      |        |          |            |            |              |
| Grade: C - Average  |                 |   |     |                         |                 |      |     | Lvl 2                                 |            |     |     |                      |        |          |            |            |              |
| Year Blt: 1971  | Eff Yr Blt:     |   |     |                         |                 |      |     | Lvl 1                                 |            |     |     |                      |        |          |            |            |              |
| Alt LUC:  | Alt %:          |   |     |                         |                 |      |     | Lower                                 |            |     |     |                      |        |          |            |            |              |
| Jurisdict:  | Fact: .         |   |     |                         |                 |      |     | Totals                                |            |     |     | RMS: 3               | BRs: 1 | Baths: 1 | HB         |            |              |
| Const Mod:  |                 |   |     |                         |                 |      |     |                                       |            |     |     |                      |        |          |            |            |              |
| Lump Sum Adj:   |                 |   |     |                         |                 |      |     |                                       |            |     |     |                      |        |          |            |            |              |
| <b>INTERIOR INFORMATION</b>                                     |                 |   |     | <b>DEPRECIATION</b>     |                 |      |     | <b>REMODELING</b>                     |            |     |     | <b>RES BREAKDOWN</b> |        |          |            |            |              |
| Avg Ht/FL: STD  |                 |   |     | Phys Cond: AV - Average | 28. %           |      |     | Exterior:                             | No Unit    |     |     | RMS                  | BRS    | FL       |            |            |              |
| Prim Int Wal  | 2 - Plaster     |   |     | Functional:             | %               |      |     | Interior:                             | 1          |     |     | 3                    | 1      | 0        |            |            |              |
| Sec Int Wall:   | %               |   |     | Economic:               | %               |      |     | Additions:                            |            |     |     |                      |        |          |            |            |              |
| Partition: T  | - Typical       |   |     | Special:                | %               |      |     | Kitchen:                              |            |     |     |                      |        |          |            |            |              |
| Prim Floors: 4  | - Carpet        |   |     | Override:               | %               |      |     | Baths:                                |            |     |     |                      |        |          |            |            |              |
| Sec Floors:   | %               |   |     | Total: 28.8 %           |                 |      |     | Plumbing:                             |            |     |     |                      |        |          |            |            |              |
| Bsmt Flr:   |                 |   |     |                         |                 |      |     | Electric:                             |            |     |     |                      |        |          |            |            |              |
| Subfloor:   |                 |   |     |                         |                 |      |     | Heating:                              |            |     |     |                      |        |          |            |            |              |
| Bsmt Gar:   |                 |   |     |                         |                 |      |     | General:                              |            |     |     |                      |        |          |            |            |              |
| Electric: 3   | - Typical       |   |     |                         |                 |      |     | Totals                                |            |     |     | 1                    | 3      | 1        |            |            |              |
| Insulation: 2   | - Typical       |   |     |                         |                 |      |     |                                       |            |     |     |                      |        |          |            |            |              |
| Int vs Ext: S   |                 |   |     |                         |                 |      |     |                                       |            |     |     |                      |        |          |            |            |              |
| Heat Fuel: 3  | - Electric      |   |     |                         |                 |      |     |                                       |            |     |     |                      |        |          |            |            |              |
| Heat Type: 6  | - Elec Base/B   |   |     |                         |                 |      |     |                                       |            |     |     |                      |        |          |            |            |              |
| # Heat Sys: 1   |                 |   |     |                         |                 |      |     |                                       |            |     |     |                      |        |          |            |            |              |
| % Heated: 100   | % AC: 100       |   |     |                         |                 |      |     |                                       |            |     |     |                      |        |          |            |            |              |
| Solar HW: NO  | Central Vac: NO |   |     |                         |                 |      |     |                                       |            |     |     |                      |        |          |            |            |              |
| % Com Wal   | % Sprinkled     |   |     |                         |                 |      |     |                                       |            |     |     |                      |        |          |            |            |              |
| <b>MOBILE HOME</b>  |                 |   |     | Make:                   |                 |      |     | Model:                                |            |     |     | Serial #:            |        |          |            | Year:      |              |
| <b>SPEC FEATURES/YARD ITEMS</b>                                 |                 |   |     |                         |                 |      |     |                                       |            |     |     |                      |        |          |            | Color:     |              |
|   |                 |   |     |                         |                 |      |     |                                       |            |     |     |                      |        |          |            |            |              |
| <b>PARCEL ID</b> 011.A-0001-0412.0                              |                 |   |     |                         |                 |      |     |                                       |            |     |     |                      |        |          |            |            |              |
| Code  | Description     | A | Y/S | Qty                     | Size/Dim        | Qual | Con | Year                                  | Unit Price | D/S | Dep | LUC                  | Fact   | NB Fa    | Appr Value | JCod JFact | Juris. Value |
| More: N Total Yard Items: Total Special Features: Total: Total: |                 |   |     |                         |                 |      |     |                                       |            |     |     |                      |        |          |            |            |              |